



LAND DEVELOPMENT AND SUBDIVISION ACTIVITY

MONTHLY REPORT

March 19, 2026 to April 23, 2026

SKETCH PLANS – REVIEW

1.

File #:	48-13971
Subdivision Name:	John B. & Kathleen M. Christie Minor Subdivision (437 Hoch Road)
Municipality:	Pike Township
Plan Category:	Subdivision
Plan Type:	SKETCH
Unified Parcel Identification #:	67535900485122
Location:	Eastern side of Hoch Road at the intersections with Forgedale Road and Water Street.
Applicant:	Joseph B. & Kathleen M. Christie
Developer:	N/A
Owner:	Joseph B. & Kathleen M. Christie
Surveyor:	Aston Surveyors/Engineers, Inc.
Proposed Units/Lots:	1 Single-family
Proposed Square Footage:	N/A
Area to be Developed:	0.3
Total Acreage:	13.6
Linear Feet (street):	N/A
Sewer:	1 On Lot
Water:	1 On Lot
Notes:	4th dwelling on tract, 1st within Pike Twp area of tract

PRELIMINARY PLANS – REVIEW

1.

File #:	04-11219a
Subdivision Name:	J. Lynn Weddings Inc.
Municipality:	Amity Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	24535603401660
Location:	South side of Weavertown Road approximately 1,500-feet east of intersection w/ Indian Run Drive.
Applicant:	J Lynn Weddings Inc.
Developer:	J Lynn Weddings Inc.
Owner:	J Lynn Weddings Inc.
Surveyor:	Site Design Concepts
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	9,300
Area to be Developed:	8.25
Total Acreage:	18.49
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 Public
Notes:	New wedding Venue w/ 2,800 sf Bridal Suite and a 6,500 sf Venue-Glass Atrium, gravel drive&parking and associated improvements

PRELIMINARY PLANS – REVIEW

2.

File #:	13-12688a
Subdivision Name:	Morgan Truck Body Addition
Municipality:	Caernarvon Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	35532001369331
Location:	Western side of Willow Glen Road at the intersection with Highcroft Drive.
Applicant:	Morgan Truck Body, LLC
Developer:	Morgan Truck Body, LLC
Owner:	Poindexter Properties, LLC
Surveyor:	HRG, Inc.
Proposed Units/Lots:	1 Existing Industrial
Proposed Square Footage:	4,600
Area to be Developed:	0.247
Total Acreage:	29.63
Linear Feet (street):	N/A
Sewer:	Existing Public
Water:	Existing Public
Notes:	Building addition to existing manufacturing plant

PRELIMINARY PLANS – REVIEW (CONT'D)

3.

File #:	13-13697b
Subdivision Name:	Magnolia Greene Commercial
Municipality:	Caernarvon Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	35532002552777, 35532001453650
Location:	Northern corner of Willow Glenn Road and the northeastern side of Main Street (S.R. 23).
Applicant:	MSP Development, LLC
Developer:	MSP Development, LLC
Owner:	MSP Development, LLC
Surveyor:	Widmer Engineering
Proposed Units/Lots:	4 Commercial
Proposed Square Footage:	36,134
Area to be Developed:	6.78
Total Acreage:	6.78
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	4 sites- tenant occupied. A (Aldi) 19,631sq.ft., B (Applebee's) 4,552 sq.ft., C (Chic-Fil-A) 5,394 sq.ft., D (Wawa) 6,557 sq.ft.

PRELIMINARY PLANS – REVIEW (CONT'D)

4.

File #:	35-11607a
Subdivision Name:	Calvary Bible Fellowship Church
Municipality:	Lower Heidelberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	49437601373778
Location:	North side of Penn Avenue (S.R.0422) at the intersection with Krick Lane
Applicant:	Calvary Bible Fellowship Church
Developer:	Calvary Bible Fellowship Church
Owner:	Calvary Bible Fellowship Church
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Existing Church
Proposed Square Footage:	21,306
Area to be Developed:	27
Total Acreage:	46
Linear Feet (street):	N/A
Sewer:	Existing Public
Water:	Existing Public
Notes:	2 additions to the EX bldg-west side 19,106 sq.ft. & northeast side 1,825 sq.ft., approx. 375 sq.ft. workshop add to garage/shed, parking expansion & associated improvements

PRELIMINARY PLANS – REVIEW (CONT'D)

5.

File #:	42-4588b
Subdivision Name:	Walmart Supper Center #02614-249
Municipality:	Muhlenberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	66000000000001
Location:	Western side of the Allentown Pike (US 222 Business) and Kutztown Road (S.R.2011) intersection.
Applicant:	Walmart
Developer:	Walmart
Owner:	North Reading WM LP
Surveyor:	Dewberry Engineering, Inc.
Proposed Units/Lots:	1 Existing Commercial
Proposed Square Footage:	5,064
Area to be Developed:	0.29
Total Acreage:	17.94
Linear Feet (street):	N/A
Sewer:	Existing Public
Water:	Existing Public
Notes:	Online pickup and delivery storage and revising vehicle staging area

PRELIMINARY PLANS – REVIEW (CONT'D)

6.

File #:	42-9494
Subdivision Name:	80 Witman Road Expansion
Municipality:	Muhlenberg Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	66530919529460001
Location:	South side of Witman Road approximately 700-feet east of Pottsville Pike (S.R.0061).
Applicant:	PA-77, LLC
Developer:	PA-77, LLC
Owner:	PA-77, LLC
Surveyor:	Landworks Civil Design, LLC
Proposed Units/Lots:	1 Existing Industrial
Proposed Square Footage:	12,575
Area to be Developed:	0.99
Total Acreage:	5.5
Linear Feet (street):	N/A
Sewer:	Existing Public
Water:	Existing Public
Notes:	166'x75' building addition

PRELIMINARY PLANS – REVIEW (CONT'D)

7.

File #:	47-13697b
Subdivision Name:	Messicks Farm Equipment
Municipality:	Perry Township
Plan Category:	Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	70449302651640
Location:	East side of Pottsville Pike (S.R.0061), approximately 1,300-feet north of Bellevue Avenue.
Applicant:	Messick Farm Equipment
Developer:	Messick Farm Equipment
Owner:	MCP of Hamburg LLC
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Commercial
Proposed Square Footage:	24,960
Area to be Developed:	9
Total Acreage:	12.4
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	New retail sales building & associated improvements

PRELIMINARY PLANS – REVIEW (CONT'D)

8.

File #:	49-13967
Subdivision Name:	Alvarez Automotive
Municipality:	Reading
Plan Category:	Subdivision / Land Development
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	19530746252882, 19530746252865
Location:	West of Buttler Street, east of Carbon Street, north of Blair Ave and south of the existing railroad tracks.
Applicant:	John Alvarez
Developer:	N/A
Owner:	John Alvarez
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 Annexation, 1 Commercial
Proposed Square Footage:	1,200
Area to be Developed:	0.21
Total Acreage:	0.21
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	Lot consolidation and construction of a 30' x 40' automobile sales and service facility.

PRELIMINARY PLANS – REVIEW (CONT'D)

9.

File #:	49-13973
Subdivision Name:	Cornerstone on 6th and Chestnut
Municipality:	Reading
Plan Category:	Subdivision
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	04530627884975, 04530627884798, 04530627884890, 04530627885804, 04530627886708, 04530627886800, 04530627886812, 04530627886813, 04530627886816, 04530627886817
Location:	Southeast side of the South 6th Street and Chestnut Street (S.R.2006) intersection.
Applicant:	HDC MidAtlantic
Developer:	HDC MidAtlantic
Owner:	Growing Lebanon
Surveyor:	RGS Associates
Proposed Units/Lots:	46 Apartments, 10 Annexations
Proposed Square Footage:	N/A
Area to be Developed:	1.023
Total Acreage:	1.023
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	10 lot consolidation for reuse of EX structure for 46-unit Age Restricted (62 +) Apartment building w/on-site parking

PRELIMINARY PLANS – REVIEW (CONT'D)

10.

File #:	59-13970
Subdivision Name:	Lots 109-115 Shillington Road
Municipality:	Spring Township
Plan Category:	Subdivision
Plan Type:	PRELIMINARY
Unified Parcel Identification #:	80438615635568
Location:	Northwest side of the Shillington Road (S.R.0724) and Spohn Road intersection.
Applicant:	Omega Builders, Inc.
Developer:	Omega Builders, Inc.
Owner:	Constantine D. Kotsakis
Surveyor:	C2C Design Group
Proposed Units/Lots:	10 Townhouses
Proposed Square Footage:	N/A
Area to be Developed:	1.69
Total Acreage:	1.69
Linear Feet (street):	N/A
Sewer:	Public
Water:	Public
Notes:	N/A

FINAL PLANS – REVIEW

1.

File #:	03-13968
Subdivision Name:	Foreman Annexation Subdivision
Municipality:	Alsace Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	22532915635341, 22532915638400
Location:	Eastern side of Antietam Road (S.R. 2029), south of Alsace Avenue (T-613-Public), north of Poplar Ave (T-615-Public), and west of Spring Ave (T-617-Public).
Applicant:	Bradley H. & Shyla S. Foreman
Developer:	N/A
Owner:	William H. & Heidi Foreman
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	2 Annexations, 2 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.97
Total Acreage:	5.01
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS – REVIEW

2.

File #:	13-2924
Subdivision Name:	Hopkins Minor Subdivision
Municipality:	Caernarvon Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	35532003246985
Location:	East of Mast Road (T-308-Public) and south of Main Street (S.R. 0023).
Applicant:	Kenneth E. & Pamela L. Hopkins
Developer:	N/A
Owner:	Kenneth E. & Pamela L. Hopkins
Surveyor:	John W. Hoffert P.L.S., Ltd.
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	4.452
Total Acreage:	7.486
Linear Feet (street):	N/A
Sewer:	Public
Water:	On Lot
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

3.

File #:	1620-9470
Subdivision Name:	Marcus, Lobben & Lea Annexation
Municipality:	Colebrookdale Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	38537820906648, 38537820909038, 42537702891719
Location:	On both sides of Grims Mill Road, southwest of North Ironstone Drive/West Philadelphia Avenue, northeast of Mountain Road, and divided by Pond Road.
Applicant:	John W. Lea
Developer:	N/A
Owner:	William A. Marcus & Amy Lobben
Surveyor:	Aston Surveyors/Engineers, Inc.
Proposed Units/Lots:	1 Annexation, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	1.194
Total Acreage:	19.146
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS – REVIEW

4.

File #:	35-1205
Subdivision Name:	Gehris & Walksler Lot Line Adjustment
Municipality:	Lower Heidelberg Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	49436704947906, 49436704943960
Location:	South of the intersection of Starr Road (T-511-Public) and North Church Road (S.R. 3027), along the eastern side of North Church Road.
Applicant:	John Gehris
Developer:	N/A
Owner:	John Gehris
Surveyor:	OTM LLC; Bradford R. Grauel, PLS
Proposed Units/Lots:	2 Annexations, 2 Residue
Proposed Square Footage:	N/A
Area to be Developed:	0.278
Total Acreage:	5.954
Linear Feet (street):	N/A
Sewer:	Not Applicable
Water:	Not Applicable
Notes:	N/A

FINAL PLANS - REVIEW (CONT'D)

5.

File #:	37-13972
Subdivision Name:	Murray 3-Lot Subdivision
Municipality:	Maidencreek Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	61540100393636
Location:	Intersection of Shoemakersville Road (S.R. 4033) and Troxel Road (T-711-Public), with frontage along both roadways.
Applicant:	Christian Murray
Developer:	N/A
Owner:	Christian & Jessie (Balatgek) Murray
Surveyor:	Kevin L. Bensinger, P.L.S.
Proposed Units/Lots:	2 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	8.275
Total Acreage:	12.142
Linear Feet (street):	N/A
Sewer:	2 On Lot
Water:	2 On Lot
Notes:	Subdivision of Tax Parcel No. 61540100393636 into three lots. Lot 1 - existing single-family. Lots 2-3 are vacant/partially wooded. No construction on this plan.

FINAL PLANS – REVIEW

6.

File #:	63-5795
Subdivision Name:	26 Clayton Avenue
Municipality:	Tilden Township
Plan Category:	Subdivision
Plan Type:	FINAL
Unified Parcel Identification #:	84448407582351
Location:	Northern side of Clayton Ave, east of Moonlight Drive.
Applicant:	Wilson Zimmerman
Developer:	N/A
Owner:	John & Susan Messaros
Surveyor:	C2C Design Group
Proposed Units/Lots:	1 Single-family, 1 Residue
Proposed Square Footage:	N/A
Area to be Developed:	2.533
Total Acreage:	3.452
Linear Feet (street):	N/A
Sewer:	1 Public
Water:	1 Public
Notes:	N/A

Also provided review for:

02-13969 Bittner Minor Subdivision – Albany Township

Parcel information is not provided because property is assessed in the adjacent Lynn Township, Lehigh County.

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>1</u>	<u>10</u>	<u>6</u>	<u>17</u>
<u>3/19/2026 - 4/23/2026</u>				
ACRES (Total)	13.6	139.663	53.19	206.453
(Area to be Dev) PRO - Proposed	0.3	55.48	17.702	73.482
LDP - Land Development Plan	0	8	0	8
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	1	0	4	5
Existing	0	0	0	0
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	46	0	46
Existing	0	0	0	0
TH - Townhouse - New	0	10	0	10
Existing	0	0	0	0
MH - Mobile Home - New	0	0	0	0
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	7	0	7
Existing	0	1	0	1
IND - Industrial - New	0	0	0	0
Existing	0	2	0	2
AG - Agricultural - New	0	0	0	0
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	0	11	5	16
RES - Residue	0	0	8	8
P - Public	0	0	0	0
QP - Quasi Public	0	1	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	1	1	1	3
Existing On-Lot	0	0	0	0
Public	0	62	2	64
Existing Public	0	4	0	4
WATER - On-Lot	1	1	2	4
Existing On-Lot	0	0	0	0
Public	0	62	1	63
Existing Public	0	4	0	4

* NOTE: The acreage reported in the "Area to be Developed" line includes lands for :
Annexations, Agriculture and Open Space

ENDORSED LAND DEVELOPMENT & SUBDIVISION

ACTIVITY MONTHLY SUMMARY

The following data sheet has been created from the Land Development & Subdivision Plan Endorsement Activity compiled by the Berks County Planning Commission. The data for this report has been developed from endorsement activity for land development and subdivision plans, which are submitted to the Berks County Planning Commission after municipal approval and prior to the recording of the plan.

This data sheet began to tabulate the endorsed plan activity for a one-month period of time in January 2002. Data is provided in one column for the monthly activity and a cumulative year-to-date column that gives the yearly total for the appropriate row as it relates to the month. Data from the same month of the previous year and the cumulative year-to-date totals are also provided for yearly comparisons.

This data sheet is broken down for the month of **April 2026**.

All abbreviations used are explained at the bottom of the data sheet. The types of units that are included in the “other” row are also explained.

ENDORSED LAND DEVELOPMENT AND SUBDIVISION ACTIVITY
MONTHLY SUMMARY

	2025		2026	
	April 2025	Year to Date	April 2026	Year to Date
Total # of Plans Endorsed	11	40	11	35
Total # of Residential Units	184	343	1	386
SF	2	7	1	327
SD	12	20	0	2
MH	0	108	0	0
TH	52	80	0	0
APT.	118	128	0	57
CONDO	0	0	0	0
Total Non-Residential Units	14	37	13	47
Comm.	2	6	0	5
Ind.	0	0	3	5
Other*	12	31	10	37
TOTAL UNITS	198	380	14	433
Linear Feet of New Street	3,100.00	8,114.97	4,765.00	18,960.00
<u>Type of Water Supply</u>				
OL	4	12	4	9
P	183	338	2	388
SP	0	0	0	0
<u>Type of Sewage Disposal</u>				
OL	2	5	2	6
P	183	234	2	388
SP	0	108	0	0
Gross Acreage Proposed for Development	79.74	339.92	301.63	738.43

Abbreviations: SF - Single Family

TH - Townhouse

OL - On-Lot

SD - Semi-Detached

Apt. - Apartment

P - Public

MH - Mobile Home

Condo - Condominium

SP - Semi-Public

NOTE: The acreage reported in the "Gross Acreage Proposed for Development" line includes lands for :
Annexations, Agriculture and Open Space

*Includes annexations, woodland, agriculture, municipal, community buildings, etc.